

023.0

0001

0026.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

685,300 /

685,300

685,300 /

685,300

685,300 /

685,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
105-111		MASS AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: PELLEGRINO FRANK J & SANDRA M	
Owner 2: TRS/ 105-111 MASS AVE RLTY TR	
Owner 3:	

Street 1: 109 MASS AVE

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: COURTNEY GLADYS -

Owner 2: -

Street 1: 105 MASS AVE

Twn/Cty: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 2,255 Sq. Ft. of land mainly classified as Store with a Store Building built about 1885, having primarily Brick Exterior and 1912 Square Feet, with 4 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		2255		Sq. Ft.	Site		0	43.25	5.00	CG									487,644						487,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
325		2255.000	197,700		487,600	685,300			
Total Card		0.052	197,700		487,600	685,300	Entered Lot Size		
Total Parcel		0.052	197,700		487,600	685,300	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	358.42	/Parcel: 358.4	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	200,600	0	2,255.	479,200	679,800	679,800	Year End Roll	12/18/2019
2019	325	FV	191,000	0	2,255.	451,000	642,000	642,000	Year End Roll	1/3/2019
2018	325	FV	191,000	0	2,255.	394,600	585,600	585,600	Year End Roll	12/20/2017
2017	325	FV	191,000	0	2,255.	310,100	501,100	501,100	Year End Roll	1/3/2017
2016	325	FV	191,000	0	2,255.	310,100	501,100	501,100	Year End	1/4/2016
2015	325	FV	171,800	0	2,255.	169,100	340,900	340,900	Year End Roll	12/11/2014
2014	325	FV	171,800	0	2,255.	169,100	340,900	340,900	Year End Roll	12/16/2013
2013	325	FV	171,100	0	2,255.	169,100	340,200	340,200		12/13/2012

Parcel ID 023.0-0001-0026.0

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**PRINT**

Date	Time
12/10/20	17:25:14

**LAST REV**

Date	Time
08/26/15	15:21:57

apro

1868

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COURTNEY GLADY	55276-144		8/31/2010		325,000	No	No		
	11101-501		4/12/1966			No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/13/2012	875	Add Bath	12,000					ADD TOILET & SHOWE	1/14/2013	Info Fm Prmt	BR	B Rossignol
7/19/2011	712	Manual	10,000					CHANGE GLASS STORE	3/12/2009	Meas/Inspect	201	PATRIOT
4/13/2010	303	Re-Roof	16,000					INSTALL RUBBER ROO	2/15/2005	Permit Visit	BR	B Rossignol
5/23/2008	506	Re-Roof	13,000			G9	GR FY09		12/28/1999	Meas/Inspect	197	PATRIOT
3/28/2007	183	Sign	3,000						12/1/1989		PM	Peter M
3/4/2004	128	Alterati	4,000			G6	GR FY06	repl door & frame				

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 78 - Store		Rating:		Full Bath		Rating:		B&R GLASS, DPM DESIGN, EAST COAST CHIP, KEYS MINUTEMAN REPAIR. NEEDS INSP, CHK # OF BATHS.															
Sty Ht: 1 - 1 Story		Rating:		A Bath:		Rating:																	
(Liv) Units: 4	Total: 4			3/4 Bath:		Rating:																	
Foundation: 3 - BrickorStone				A 3QBth:		Rating:																	
Frame: 1 - Wood				1/2 Bath: 1		Rating: Average																	
Prime Wall: 7 - Brick				A HBth: 2		Rating: Fair																	
Sec Wall:	%			OthrFix: 3		Rating: Average																	
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>																			
Roof Cover: 4 - Tar & Gravel				Kits:		Rating:		1st Res Grid	Desc: Line 1	# Units:													
Color: BRICK				A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frl:		Rating:		Other															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper															
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1885	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G12	Fact: .			Floor:				Totals	RMS: 0	BRs: 0	Baths: 1	HB: 1											
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: 12				Phys Cond: AV - Average	35.	%	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wall: 1 - Drywall				Functional:		%	Interior:																
Sec Int Wall:	%			Economic:		%	Additions:																
Partition: T - Typical				Special:		%	Kitchen:																
Prim Floors: 5 - Lino/Vinyl				Override:		%	Baths:																
Sec Floors: 4 - Carpet	35%			Total:	35	%	Plumbing:																
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	100.00		Electrical:																
Bsmnt Gar:				Size Adj.: 1.25000000			Heating:																
Electric: 3 - Typical				Const Adj.: 1.00546670			General:																
Insulation: 2 - Typical				Adj \$ / SQ: 125.683																			
Int vs Ext: S				Other Features: 8500																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																			
# Heat Sys: 3				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 304077																			
% Com Wall		% Sprinkled: 0		Depreciation: 106427																			
				Depreciated Total: 197650																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 023.0-0001-0026.0								<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			<b>AssessPro Patriot Properties, Inc</b>			
More: N				Total Yard Items:				Total Special Features:				Total:											